

# \$648,800 - 465 South Point Glen Sw, Airdrie

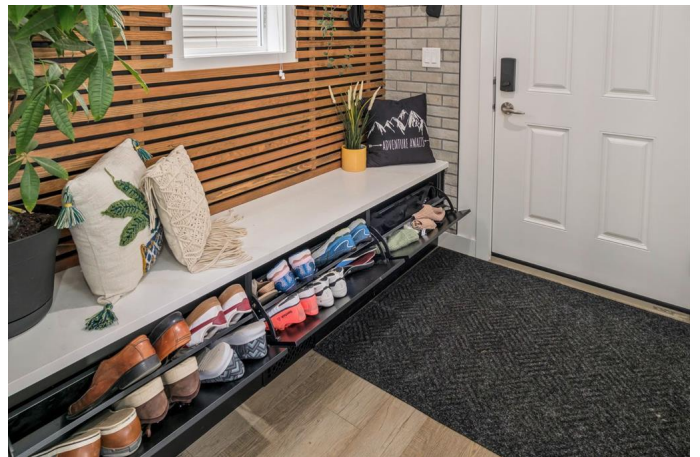
MLS® #A2201432

**\$648,800**

3 Bedroom, 4.00 Bathroom, 1,660 sqft  
Residential on 0.08 Acres

South Point, Airdrie, Alberta

**\*\*OPEN HOUSE SUNDAY APRIL 6TH, 12-2PM\*\*** Check out our Upgrade Sheet and Virtual Tour! You have never been in a home like this... Do you like the finer things in life but don't need a mansion? This one is for you! Corner Lot - Finished Basement with SIDE ENTRANCE - 'Business Ready' Basement (or could be turned into a FOURTH BEDROOM) - HUGE Kitchen - Let's get into it---> Stepping up to your covered front porch you will notice the HOMEONE GEM LIGHTING and easy to mow front yard. Your Foyer is packed with surprises like shoe storage, moveable hooks and a quartz bench top. All done with so much love and care. This Living Room enjoys light from 5 extra side windows and oversized front windows. There is a cozy gas fireplace in here to make your holiday season very special. Your Kitchen is a thing of beauty! Brand New Induction stove, farmhouse sink, quartz countertops, coffee station with industrial shelving and little surprises throughout. Mud Room includes hooks and wainscotting. Lots of space for toques, boots and everything in between! There is also another closet back here for pantry items, broom or even more jackets. Youâ€™ll be proud to have your guests use this half bath with its built-in shelving, upgraded vanity and moody plank wall. Upstairs you will find a large Primary suite with walk-in closet and ensuite that has DOUBLE VANITIES and a long shower. There is also great separation from the kids bedrooms ;). Extra insulation was added to



make it super quiet in this room! Two more well-sized bedrooms share a bathroom and stacked laundry. Letâ€™s check out the basement. Down here you have a VERY long area that you can use as a theatre, kids run around space or tranquil oasis. There is also a room in the back which would be perfect for a gym, future bedroom or games room. Your backyard makes living easy - low maintenance landscaping, lots of little places to sit and enjoy the South sun, BBQ area, privacy screen, Hot Tub and large garage with 80 AMP panel. Being on a corner means extra parking and less neighbours! Not to mention you are right beside the dog park, just down the street from the tennis courts, basketball courts, sport court and Northcott Prairie school. PS: They are opening a new STARBUCKS and WENDYS just down the street in South Point Village! You can also be on Deerfoot in 1 minute! You better get over here right away to check it out!

Built in 2020

### **Essential Information**

MLS® #	A2201432
Price	\$648,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,660
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	465 South Point Glen Sw
Subdivision	South Point
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L2

### **Amenities**

Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	17
Zoning	R1-L

## Listing Details

Listing Office      CIR Realty

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